



Stephanie Rawlings-Blake  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

January 21, 2016

**REQUEST:** City Council Bill #15-0602/Zoning- Conditional Use Parking, Open Off-Street Area- 1500 Fleet Street and 515-531 South Caroline Street

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the properties known as 1500 Fleet Street and 515-531 South Caroline Street, as outlined in red on the accompanying plat.

**RECOMMENDATION:** Approval Subject to the condition that the Plan introduced with the City Council Bill be replaced by the Site Plan Review Committee approved Plan.

**STAFF:** Tamara Woods

**PETITIONER:** Caroline Hecker, Rosenberg Martin Greenberg, LLP on behalf of H&S Properties, Inc.

**OWNER:** H&S Properties, Inc.

#### **SITE/GENERAL AREA**

Site Conditions: The subject parcels are all located on the east side of the 500 block and the 1500 block of Fleet Street between Eastern Avenue and Fleet Street. The lots are unimproved. Directly to the north of these lots is a recently renovated warehouse structure for use as a bicycle café.

General Area: The general project area lies within the Fells Point neighborhood, which is a waterfront neighborhood situated between Canton and Harbor East, which is a vibrant mixed use area on the edge of downtown Baltimore. Fells Point is a mixed use neighborhood that has one of the city's most successful commercial areas, as well as, single-family and multi-family residential units.

#### **CONFORMITY TO PLANS**

The proposed development plan is consistent with the goals and objectives of the Baltimore City Comprehensive Master Plan, specifically: LIVE Goal 1: Build Human and Social Capital by Strengthening Neighborhoods; Objective 2: Strategically Redevelop Vacant Properties Throughout the City; EARN Goal 1: Strengthen Identified Growth Sectors; Objective 1: Retain and Attract Businesses in all Growth Sectors

## **HISTORY**

- Ordinance # 07-429, approved by Mayor and City Council in May 2007, for the purpose of comprehensive rezoning in Southeast Baltimore.

## **ANALYSIS**

City Council Bill #15-0602 is proposed to help facilitate the expansion of the H&S Packaging and Distribution Center. The current functions occur east of Dallas Street with employee parking located west of Dallas Street. This bill would facilitate the relocation of employee parking. The subject parcels are located within the Fells Point Historic District and any changes to the building are subject to CHAP review. This project has received Commission for Historic & Architectural and Preservation (CHAP) approval.

As previously stated the existing employee parking would have to be removed as part of the expansion of the H&S Packaging and Distribution Center. The developer is not required to replace parking per zoning, as the facility was built prior to the 1971 zoning code, but as a practical matter, replacement employee parking is necessary. Because the Caroline Street parcels are zoned R-8, a conditional use ordinance is required to establish the open off-street parking lot.

As proposed, the parking lot will encompass 1500 Fleet Street and 515-531 South Caroline Street. The consolidated parking lot will be approximately 14,100 square feet and accommodate 35 parking spaces. The developer is currently going through Site Plan Review approval process. For this reason, staff recommends approval of this bill subject to the condition that the plan introduced with the bill be replaced by the Site Plan Review Committee approved Plan.

### **Notifications:**

In advance of a hearing on this matter, staff notified the following organizations: Fells Point Community Organization, Fells Point Residents Association, Douglass Place Community Association and City Councilman James Kraft.



**Thomas J. Stosur**  
**Director**